

City of Foster City

*prototype
binder*

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
FAX (650) 574-3483

March 3, 2005

Joy Wade
Antigua Homeowners Association
The Manor Association
353 Main Street
Redwood City, CA 94063

Subject: Prototype Approvals for Decks in Antigua Planned Development (File UP-84-010)

Dear Ms. Wade:

As part of the original Use Permit for Alden Crossing, a prototype design was approved for decks. On January 21, 1999, the Planning Commission revised their policy on prototype designs for property improvements in planned developments to state that the following types of improvements would not require prototypical designs or Architectural Review permits:

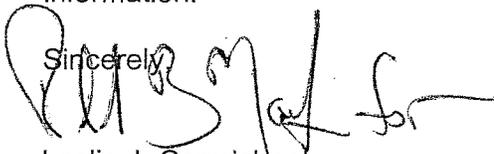
- Front doors (same size)
- Decks (non-waterfront, lower than 18", at least 5' from the property line, and in R-1/PD district)
- Air conditioning condenser units (ground-mounted units on non-waterfront properties in R-1/PD district)

We have conducted a review of existing prototype approvals and note that your planned development has a prototype design approved for decks that allows raised decks within 18" of the property line.

By copy of this letter, we are informing you that the City will no longer require City review of decks that are lower than 18" and at least 5' from the property line. Decks that are taller than 18" or less than 5' from the property line will continue to require Architectural Review permits. The homeowners association may continue to regulate the decks exempt from City review pursuant to their CC&Rs.

Please contact me at lcarmichael@fostercity.org or 650 286-3236 if you need any additional information.

Sincerely,

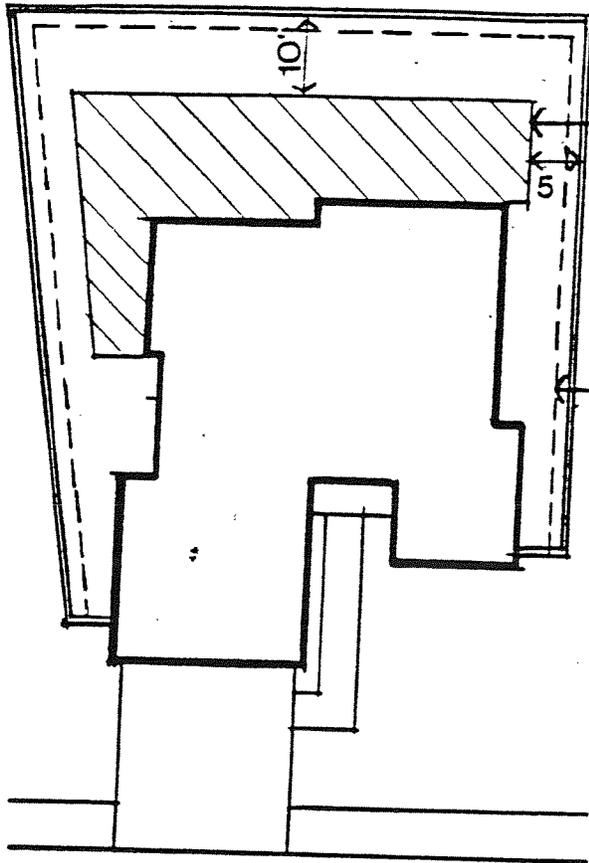


Leslie J. Carmichael
Planning Manager

Attachment

Planning Commission Policy No. P-1-94 (Revised January 21, 1999)
Prototype approval for decks in Antigua

LOCATION OF LANDSCAPE/GARDE STRUCTURES FOR REAR AND SIDE YARDS



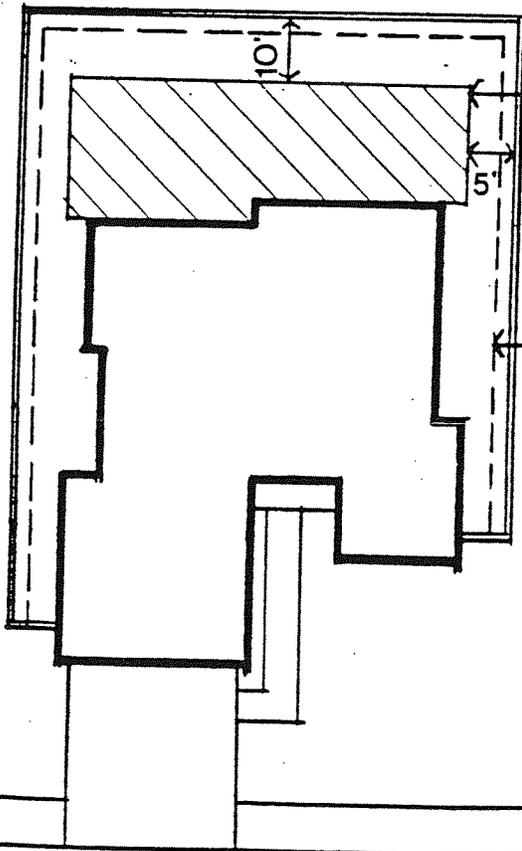
ALL GARDEN STRUCTURES INCLUDING GREENHOUSES, TRELLISES, PATIO COVERS, AND OTHER ABOVE GRADE STRUCTURES, SHALL BE LOCATED WITHIN THIS AREA. NO CLOSER THAN 5 FEET TO SIDE PROPERTY LINE AND 10 FEET TO REAR PROPERTY LINE WHEN DISTANCE FROM UNIT TO REAR PROPERTY LINE IS 20 FEET OR GREATER. IN ADDITION THEY MAY NOT EXTEND TOWARD THE REAR PROPERTY LINE MORE THAN HALF THE DISTANCE FROM THE UNIT TO THE REAR PROPERTY LINE. IF THE DISTANCE FROM THE UNIT TO THE REAR PROPERTY LINE IS 19 FEET OR LESS TRELLIS, PATIO COVER, AND OTHER ABOVE GRADE STRUCTURES SHALL EXTEND NO CLOSER THAN 9 FEET TOWARD REAR PROPERTY LINE. FOR ADDITIONAL NOTES AND EXCEPTIONS, SEE PAGE 5 UNDER LOCATIONS.

STRUCTURES AT GROUND LEVEL (ON GRADE) SUCH AS DECKS, PATIOS, AND OTHER FLATWORK SHALL BE NO CLOSER THAN 18 INCHES TO PROPERTY LINE, HOWEVER ONLY 50% OF SIDE YARD MAY BE PAVED FOR UTILITY PURPOSES.

NOTE:

Backyard layouts as shown are based on building plan layout.

A) CONDITION WHERE SIDE YARD IS 10 FEET OR MORE



ALL GARDEN STRUCTURES INCLUDING GREENHOUSES, TRELLISES, PATIO COVERS, AND OTHER ABOVE GRADE STRUCTURES, SHALL BE LOCATED WITHIN THIS AREA. NO CLOSER THAN 5 FEET TO SIDE PROPERTY LINE AND 10 FEET TO REAR PROPERTY LINE WHEN DISTANCE FROM UNIT TO REAR PROPERTY LINE IS 20 FEET OR GREATER. IN ADDITION THEY MAY NOT EXTEND TOWARD THE REAR PROPERTY LINE MORE THAN HALF THE DISTANCE FROM THE UNIT TO THE REAR PROPERTY LINE. IF THE DISTANCE FROM THE UNIT TO THE REAR PROPERTY LINE IS 19 FEET OR LESS TRELLIS, PATIO COVER, AND OTHER ABOVE GRADE STRUCTURES SHALL EXTEND NO CLOSER THAN 9 FEET TOWARD REAR PROPERTY LINE. FOR ADDITIONAL NOTES AND EXCEPTIONS, SEE PAGE 5 UNDER LOCATIONS.

STRUCTURES AT GROUND LEVEL (ON GRADE) SUCH AS DECKS, PATIOS, AND OTHER FLATWORK SHALL BE NO CLOSER THAN 18 INCHES TO PROPERTY LINE, HOWEVER ONLY 50% OF SIDE YARD MAY BE PAVED FOR UTILITY PURPOSES.

NOTE:

Backyard layouts as shown are based on building plan layout.

B) CONDITION WHERE SIDE YARD IS LESS THAN 10 FEET

GARDEN STRUCTURES AT GROUND LEVEL (GRADE)

DECKS-PATIOS-TERRACES

ALL STRUCTURES AT GROUND LEVEL (GRADE) such as decks, patios, terrace, and all masonry/concrete flatwork shall conform to these guidelines and to the Foster City building and zoning code.

MATERIALS

Redwood or cedar: Paint or stain to match house and trim, or yearly applications of clear sealer.

Natural stone: Grey or beige in color, mortared in place on a concrete base.

Brick masonry: Light reds and browns, in a sand bed or mortared in place on a concrete base.

Concrete: Natural color or beige integral color, pebble seeded. The use of rustic terrazzo is encouraged.

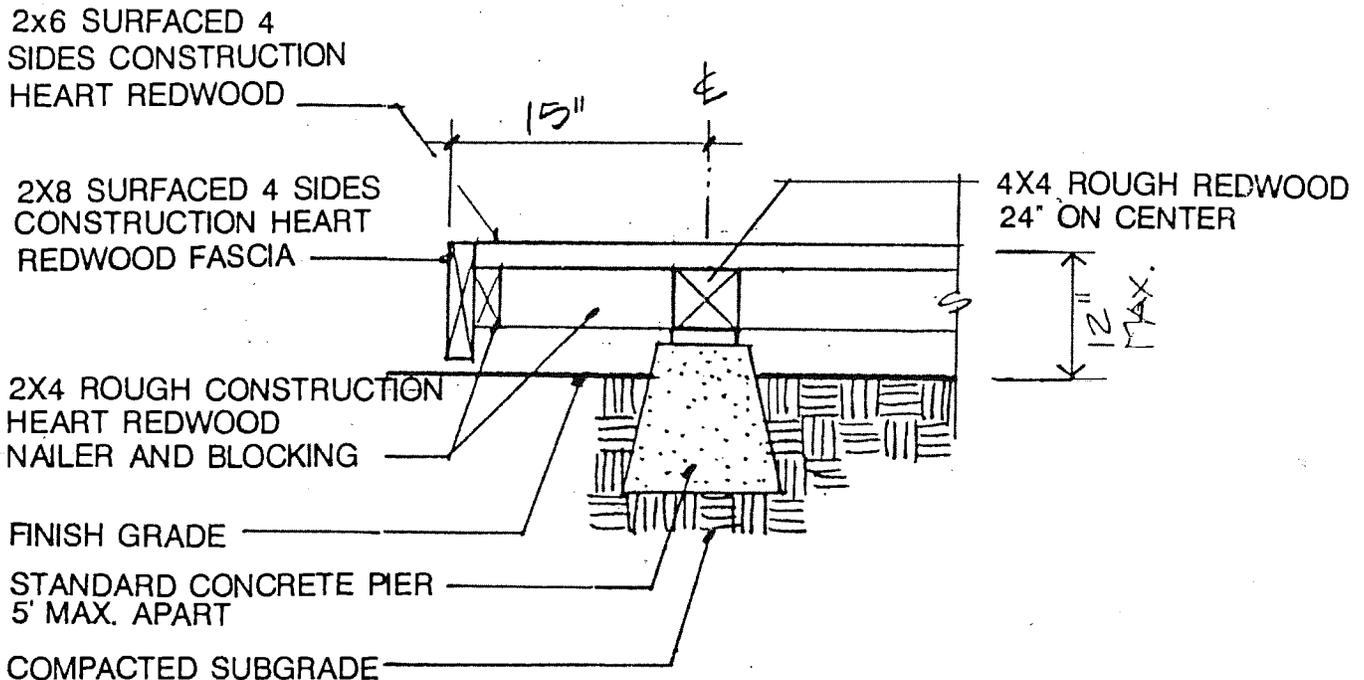
LOCATIONS

Allowable only in side and rear yards within an area as defined by illustration on page 2.

Up to 50% of each side yard may be paved for utility purposes, but in no case shall paving extend closer than 18 inches to side property line.

RAISED DECKING

Any decking over 12" in height shall comply with guidelines on page 5.



PROTOTYPICAL WOOD DECK

GARDEN STRUCTURES

GENERAL REQUIREMENTS

Garden structures are detached from the dwelling unit and include raised decks, greenhouses, above-ground spas and pools, trellises and covers, wind and privacy screens and gazebos. All such structures shall conform to these guidelines and to the Foster City building and zoning code.

MATERIALS

Masonry, concrete, or natural stone: Colors and textures as in GARDEN STRUCTURES AT GROUND LEVEL.

Redwood or cedar: Paint or stain to match house and trim, or yearly applications of clear sealer.

Glass: Plexiglas and other transparent substitutes are not allowed.

Roof material: Shall exactly match roof material of dwelling unit.

LOCATIONS

Allowable in rear yards only within an area defined on page 2 illustrations.

Raised decking may be no closer than eighteen (18) inches to the side or rear yard fences and shall not exceed 24" in height.

No canopy or roof line may extend closer than five (5) feet to any side property line and ten (10) feet to any rear property line when distance between unit and rear property line is 20' or greater. If distance between rear property line and unit is 19' or less, canopy or roof line may extend no closer than nine (9) feet to rear property line. Lots 11, 57, 67 and 69, will be allowed to extend garden structures, trellises and other above grade structures more than half the depth of the rear yard, but not closer than 9 feet to the rear yard property line.

HEIGHT

With the exception of unattached greenhouses, which may be 9' in height, and gazebos which may be 9'-6" in height, no garden structure shall exceed 8' in height.

NOTE; REGARDING LOTS #11, #57, #67, AND #69:

THE ABOVE MENTIONED LOTS WILL BE ALLOWED TO EXTEND GARDEN STRUCTURES, TRELLISES AND OTHER ABOVE GRADE STRUCTURES MORE THAN HALF THE DEPTH OF THE REAR YARD, BUT NOT CLOSER THAN 10 FEET TO THE REAR YARD PROPERTY LINE.